

2017-47
FILED FOR RECORD
3:00 O'CLOCK P. M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(NON-JUDICIAL FORECLOSURE)

MAY 15 2017

Notice is hereby given of a public, non-judicial foreclosure sale

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY OT DEPUTY

Notice to Member(s) of Armed Forces: Assert and protect your rights as a member of the Armed Forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of the reserve component of the Armed Forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. The address of the sender of this notice is set forth below.

1. **Real Property To Be Sold.** The real property to be sold is described as follows, *to wit*:

All of that certain lot, tract or parcel of land being 50.00 acres called Tract 09 of ROANE RANCH SUBDIVISION situated in the William Gilbert Survey, Abstract 326, in Navarro County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property").

2. **Date, Time, and Place of Sale.** The foreclosure sale (the "Sale") is scheduled to be held at the following date, time, and place:

Date: June 6, 2017

Time: The Sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter. The Sale shall be completed by no later than 4:00 P.M.

Place: Navarro County Courthouse, 300 West Third Avenue, in Corsicana, Texas, at public venue in the area designated for foreclosure sales by the Commissioners Court of Navarro County, Texas, pursuant to Section 51.002 of the Texas Property Code.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the Sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this Sale.

3. **Terms of Sale.** The Sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the promissory note (the "Note") up to the amount of the unpaid debt secured by the Deed of Trust at the time of the Sale. Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the Property in one

or more parcels and/or to sell all or only part of the Property. The Property shall be sold on an "AS IS, WHERE IS" basis. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, IN THIS DISPOSITION.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

The Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

4. **Type of Sale.** The Sale is a non-judicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Francisco Santillan and wife, Sara Santillan. The Deed of Trust is dated April 12, 2007, and is recorded in the office of the County Clerk of Navarro County, Texas, under County Clerk's File Number 00003899, of the Official Public Records of Navarro County, Texas.

5. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to: (1) the Note in the original principal amount of \$51,451.94,, executed by Francisco Santillan and wife, Sara Santillan, and payable to the order of CRH Investment Company, LTD; (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Francisco Santillan and Sara Santillan to CRH Investment Company, LTD, who is the current owner and holder of the Obligations, and is the Beneficiary under the Deed of Trust.

6. **Default and Request To Act.** Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the duly appointed Substitute Trustee, to conduct the Sale. Notice is given that before the Sale the Beneficiary may appoint another person as Substitute Trustee to conduct the Sale.

Executed this 5th day of May, 2017.



David K. Waggoner, Substitute Trustee
State Bar No. 50511604
103 West Elm Street
P.O. Box 875
Hillsboro, Texas 76645
254-580-0265
Info@WaggonerLawFirm.net

EXHIBIT "A"

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BEING a tract or parcel of land situated in Navarro County, Texas, and being part of the William Gilbert Survey, Abstract 326, and also being part of that 217.381 acre tract of land conveyed to Lee Holsey by deed recorded in Volume 976, Page 83, of the Deed Records of Navarro County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at an iron rod set in the center line of County Road NE0190, said point being North 29 Degrees 42' 29" West, a distance of 671.7 feet from the southwesterly corner of said 217.381 acre tract and the intersection of the center line of County Road NE2060 and the center line of County Road NE0190;

THENCE North 29 Degrees 42' 49" West along the center line of County Road NE0190, a distance of 638.68 feet to a point for corner at an iron rod set;

THENCE North 60 Degrees 01' 59" East a distance of 2322.18 feet to a point for corner at an iron rod set in the easterly line of said 271.381 acre tract;

THENCE South 29 Degrees 29' 04" East along the easterly line of said 217.381 acre tract and the westerly line of that tract of land conveyed to Lee Holsey and Willie B. Holsey by deed recorded in Volume 941, Page 841, of the Deed Records of Navarro County, a distance of 938.7 feet to a point for corner at an iron rod set | the center line of County Road NE2060;

THENCE South 60 Degrees 01' 59" West a distance of 2318.43 feet to the **PLACE OF BEGINNING** and containing 50.00 acres, of which 0.431 acre lies within County Road NE0260.